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KNOW ALL MEN BY THESE PRESENTS That C & N ENTERPRISES, a partnership consisting of Douglas L. Cutchin & Bradley B. Nelson, organized and existing under the laws of the State of Maine and located at Fairfield in the County of Somerset and State of Maine for valuable consideration paid by RICHARD D. UPHAM, EDWARD P. NOEL, G. ANTHONY JONES, RONALD PAULETTE and JAMES R. VIGUE as Trustees of Waterville Lodge, No. 905, of the Benevolent and Protective Order of Elks of the United States, a fraternal organization located in Waterville, Kennebec County, State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said RICHARD D. UPHAM, EDWARD P. NOEL, G. ANTHONY JONES, RONALD PAULETTE and JAMES R. VIGUE as Trustees of Waterville Lodge, No. 905, of the Benevolent and Protective Order of Elks of the United States, their successors in office and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

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Beginning at a steel pin on the Easterly line of Interstate 95 as shown in the State Highway Commission File number 6-87, sheet 53, and as recorded in the Kennebec County Registry of Deeds in Plan Book 25, Page 59, at the Northwestern corner of land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust as recorded in the Kennebec County Registry of Deeds in Book 3219, Page 328; thence North thirty degrees five minutes East (N 30 degrees 5' E) along the easterly line of Interstate 95 for three hundred thirty-five and zero-tenths feet (335.0') to a steel pin marking a Southwesterly corner of land now or formerly of Stephen B. Flood as recorded in the Kennebec County Registry of Deeds in Book 1550, Page 434; thence South seventy-five degrees thirty-nine minutes East (S 75 degrees 39' E) along the land of Flood for ninety-one and five-tenths feet (91.5') to a stone bound marking the Southeasterly corner of Flood; thence North twenty-one degrees nineteen minutes East (N 21 degrees 19' E) along the Southeasterly line of Flood for four hundred eight and five-tenths feet (408.5') to a steel pin on the Southerly line of land now or formerly of James F. Merrick, Jr. as recorded in the Kennebec County Registry of Deeds in Book 2450, Page 262; thence South seventy-eight degrees eighteen minutes East (S 78 degrees 18' E) along the Southerly line of said Merrick for one thousand one hundred twelve and seven-tenths feet (1,112.7') to a stone bound marking the Northwestern corner of land now or formerly of Sidney H. Geller and Elizabeth M. Geller as recorded in the Kennebec County Registry of Deeds in Book 3082, Page 279; thence South twenty-four degrees thirty-four minutes West (S 24 degrees 34' W) along the Westerly line of Geller for four hundred twenty-one and eight-tenths feet (421.8') to a stone bound marking the Southwesterly corner of Geller and a Northwestern corner of other land of the Grantor; thence South twenty-eight degrees five minutes West (S 28 degrees 5' W) along other land of the Grantor for two hundred ninety-nine and zero-tenths feet (299.0') to a steel pin marking a corner of land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust as recorded in the Kennebec County Registry of Deeds in Book 3219, Page 328; thence North seventy-nine degrees eleven minutes West (N 79 degrees 11' W) along the Northerly line of the Cutchin Trust for one thousand two hundred and zero-tenths feet (1,200.0') to a steel pin and the point of beginning.

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The herein described parcel of land contains eighteen and five-tenths acres (18.5 Ac.) and is a portion of the land conveyed to the herein grantor by deed of Douglas L. Cutchin and Bradley B. Nelson dated August 27, 1985 and recorded in the Kennebec County Registry shown on "Survey of Land To Be Conveyed by C & N Enterprises to Waterville Lodge, No. 905 of the Benevolent and Protective Order of Elks in Waterville, Kennebec County, Maine by Rowe & Wendell", dated April, 1988 and to be recorded in Kennebec County Registry of Deeds.

Excepting and reserving to Grantor, its successors, and assigns, and others and for the benefit of Grantor and Grantee, the successors and assigns of each and others, until such time as it may become a public street, a right of way and easement over the above-described premises, bounded and described as follows:

Beginning at an iron pin located on the Northerly line of land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust as recorded in the Kennebec County Registry of Deeds in Book 3219, Page 328, and North seventy-nine degrees eleven minutes West (N 79 degrees 11' W) a distance of six hundred forty-eight and six-tenths feet (648.6') from an iron pin marking the Southeasterly corner of the above described lot and at the Northwesterly corner of the right of way described below; thence North thirty-three degrees thirty-three minutes East (N 33 degrees 33' E) twenty-seven and seven-tenths feet (27.7') to an iron pin; thence along a curve to the right with a delta angle of ninety degrees zero minutes (90 degrees 00') and a radius of one hundred forty-one and zero-tenths feet (141.0') for an arc length of two hundred twenty-one and five-tenths feet (221.5') to an iron pin; thence South fifty-six degrees twenty-seven minutes East (S 56 degrees 27' E) seventy-five and six-tenths feet (75.6') to an iron pin; thence along a curve to the left with a delta angle of twenty-two degrees forty-four minutes (22 degrees 44') and a radius of seventy-five and zero-tenths feet (75.0') for an arc length of twenty-nine and eight-tenths feet (29.8') to an iron pin; thence South seventy-nine degrees eleven minutes East (S 79 degrees 11' E) three hundred seventy-five and one-tenths feet (375.1') to an iron pin located on the Easterly line of the above described parcel and the Westerly line of other land of the herein grantor as recorded in the Kennebec County Registry of Deeds in Book 2848, Page 63; thence South twenty-eight degrees five minutes West (S 28 degrees 05' W) along other land of the herein grantor and the Easterly line of the above described parcel for sixty-nine and one-tenths feet (69.1') to an iron pin marking the Southeasterly corner of the above described parcel and a Northeasterly corner of land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust as recorded in the Kennebec County Registry of Deeds in Book 3219, Page 328; thence North seventy-nine degrees eleven minutes West (N 79 degrees 11' W) along the land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust for three hundred fifty-four and six-tenths feet (354.6') to an iron pin; thence along a curve to the right with a delta angle of twenty-two

degrees forty-four minutes (22 degrees 44') and a radius of one hundred forty-one and zero-tenths feet (141.0') for an arc length of fifty-six and zero-tenths feet (56.0') to an iron pin; thence North fifty-six degrees twenty-seven minutes West (N 56 degrees 27' W) seventy-five and six-tenths feet (75.6') to an iron pin; thence along a curve to the left with a delta angle of ninety degrees and zero minutes (90 degrees 00') and a radius of seventy-five and zero-tenths feet (75.0') for an arc length of one hundred seventeen and eight-tenths feet (117.8') to an iron pin located on the Northerly line of land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust and the northeasterly corner of the right of way described below; thence North seventy-nine degrees eleven minutes West (N 79 degrees 11' W) along the line of land now or formerly of the Lyle M. Cutchin and Ingeborg E. Cutchin Trust and along the Northerly line of the right of way described below seventy-one and six-tenths feet (71.6'), more or less, to an iron pin and the point of beginning. The above described right of way is sixty six feet (66') in width and contains one and one one-hundredth acres (1.01 Ac.), more or less, and is a portion of the parcel conveyed to C & N Enterprises in Book 2848, Page 63 of the Kennebec County Registry of Deeds. Said easement is to be for all purposes for which public ways, streets and highways may now or hereafter be used in the City of Waterville and in the State of Maine, including but not limited to installation, use, repair, restoration and replacement of pipes, wires, poles, conduits and appurtenances for drainage, sewer, water, gas, electricity, telephone and other utilities which may become available, for the use therein, thereon, or thereover and also including use, repair, restoration and replacement of like services installed for common use by Grantor or Grantee or others, and also including the construction, use and repair of a roadway with pavement. In the event, Grantor or Grantee, the successors and assigns of either, construct a road along said right of way, and each shall have the right, it shall be constructed in such a manner as to meet City of Waterville requirements for acceptance as a street; Grantor and Grantee, the successors or assigns of each, may improve or may otherwise add to and further improve any road constructed there by anyone else so long as they meet the said City of Waterville requirements for a street. This right of way and easement here conveyed shall run until such time as said strip has been conveyed to and has been accepted by the City for use as a city street, and nothing herein shall prevent the transfer of said parcel to the City of Waterville free of this right of way and easement when accepted by the City as a city street. Grantor, its successors and assigns, may freely assign to anyone (including but not limited to present or future owners of all or part of premises now or formerly owned by C & N Enterprises or Lyle M. Cutchin or said Lyle M. Cutchin and Ingeborg E. Cutchin Trust) rights in common with Grantees, their successors and assigns and others, to use this right of way and easement for all purposes for which it exists, including both for road use and utility use.

Excepting and reserving from the above described parcel easements conveyed to Central Maine Power Company by deed of W.S. Pillsbury dated October 3, 1918 and recorded in Kennebec County Registry of Deeds, Book 629, Page 582, and by deed of Laurence B. Pillsbury et al. dated April 7, 1971 and recorded in said Registry, Book 1544, Page 48.

Excepting and reserving from the above described parcel easement conveyed to Waterville Water Company by deed of John Darveau, Jr. dated October 5, 1887 and recorded in said Registry, Book 370, Page 213.

Together with a right of way and easement in common with Grantor, its successors and assigns, and others and for the benefit of Grantor and Grantee, the successors and assigns of each, and for the benefit of the public until such time as it may become a public street, for all purposes of street travel and use over a parcel of land in Waterville, Kennebec County, Maine, bounded and described as follows:

Beginning at an iron pin located at the Southeasterly corner of land now or formerly of Kenmore Realty Corporation as recorded in the Kennebec County Registry of Deeds in Book 2260, Page 14, and shown as the Southeast corner of lot number 11 of a plan entitled "Waterville Industrial Park" by A. E. Hodsdon dated June 1980 and recorded in the Kennebec County Registry of Deeds in File No. E-80193, thence North forty-nine degrees eight minutes East (N 49 degrees 08' E) one hundred thirty-nine and six-tenths feet (139.6') to an iron pin; thence North forty-five degrees forty-one minutes East (N 45 degrees 41' E) along the line of land now or formerly of Mascester Company, Inc. as recorded in the Kennebec County Registry of Deeds Book 3289, Page 180 for three hundred twelve and four-tenths feet (312.4') to an iron pin; thence North thirty-nine degrees fifty-one minutes East (N 39 degrees 51' E) along the line of land now or formerly of Mascester Company, Inc. sixty-eight and four-tenths feet (68.4') to an iron pin; thence North thirty-three degrees thirty-three minutes East (N 33 degrees 33' E) along the line of land now or formerly of Mascester Company, Inc. four hundred fifty-three and one-tenth feet (453.1') to an iron pin located at the Northeasterly corner of land now or formerly of Mascester Company, Inc.; thence North thirty-three degrees thirty-three minutes East (N 33 degrees 33' E) along the land now or formerly of Lyle M. Cutchin and Ingeborg E. Cutchin Trust for five hundred twenty-three and six-tenths feet (523.6') to an iron pin located on the Southerly line of land now or formerly of C & N Enterprises as recorded in the Kennebec County Registry of Deeds in Book 2848, Page 63 and being the parcel described above; thence South seventy-nine degrees eleven-minutes East (S 79 degrees 11' E) along land now or formerly of C & N Enterprises and being the parcel described above, seventy-one and six-tenths feet (71.6') to an iron pin; thence South thirty-three degrees thirty-three minutes West (S 33 degrees 33' W) along the land now or formerly of Lyle M. Cutchin and Ingeborg E. Cutchin Trust five hundred fifty-one and two-tenths feet (551.2') to an iron pin; thence South thirty-three degrees thirty-three minutes West (S 33 degrees 33' W) along land now or formerly of Lyle M. Cutchin and

Ingeborg E. Cutchin Trust four hundred fifty-six and seven-tenths feet (456.7') to an iron pin; thence South thirty-nine degrees fifty-one minutes West (S 39 degrees 51' W) along the land now or formerly of Lyle M. Cutchin and Ingeborg E. Cutchin Trust for seventy-five and four-tenths feet (75.4') to an iron pin; thence South forty-five degrees forty-one minutes West (S 45 degrees 41' W) along land now or formerly of Lyle M. Cutchin and Ingeborg E. Cutchin Trust three hundred seventeen and seven-tenths feet (317.7') to an iron pin, thence South forty-nine degrees eight minutes West (S 49 degrees 08' W) along land now or formerly of Lyle M. Cutchin and Ingeborg E. Cutchin Trust eighty-seven and eight-tenths feet (87.8') to an iron pin on the Southeasterly extension of the Industrial Park Road and the Northeasterly corner of land now or formerly of Dicenzo Realty Incorporated, as recorded in the Kennebec County Registry of Deeds in Book 1594, Page 89; thence South forty-nine degrees eight minutes West (S 49 degrees 08' W) along the Northwesterly line of Dicenzo Realty Incorporated and the extension of the Southeasterly line of the Industrial Park Road fifty-three and six-tenths feet (53.6') to an iron pin located at the terminus of the Industrial Park Road; thence North forty-one degrees zero minutes West (N 41 degrees 00' W) along the terminus of the Industrial Park Road sixty-six and zero-tenths feet (66.0') to an iron pin and the point of beginning. Said right of way is shown in part on Plan of "Survey of Land To Be Conveyed by Lyle M. Cutchin and Lyle M. Cutchin and Ingeborg E. Cutchin Trust to Mascester Company, Incorporated in Waterville" by Rowe & Wendell, dated December, 1987 and recorded in Kennebec County Registry of Deeds on January 7, 1988 as Plan E-88003.

Said easement shall be for all purposes for which public ways, streets and highways may now or hereafter be used in the City of Waterville and in the State of Maine, including but not limited to installation, use, repair, restoration and replacement of pipes, wires, poles, conduits and appurtenances for drainage, sewer, water, gas, electricity, telephone and other utilities which may become available, for the use therein, thereon, or thereover and also including use, repair, restoration and replacement of like services installed for common use by Grantor or others, and also including the construction, use and repair of a roadway with pavement. In the event, Grantor or Grantee, the successors and assigns of either, construct a road along said right of way, and each shall have the right, it shall be constructed in such a manner as to meet City of Waterville requirements for acceptance as a street; Grantor and Grantee, the successors and assigns of each, may improve or may otherwise add to and further improve any road constructed there by anyone else so long as they meet the said City of Waterville requirements for a street. This right of way and easement here conveyed shall run until such time as said 66 foot strip has been conveyed to and has been accepted by the City for use as a city street, and nothing herein shall prevent the transfer of said parcel to the City of Waterville free of this right of way and easement when accepted by the City as a city street. Grantor, its successors and assigns, may

freely assign rights in common with Grantees, their successors and assigns and others, to use this right of way and easement for all purposes for which it exists, including both for road use and utility use.

Excepting and reserving rights conveyed by Lyle M. Cutchin to Kennebec Water District by deed dated October 2, 1981, and recorded in the Kennebec County Registry of Deeds, Book 2773, Page 332.

See deed of Lyle M. Cutchin et al. to C & N Enterprises dated March 14, 1988 and to be recorded in Kennebec County Registry of Deeds.

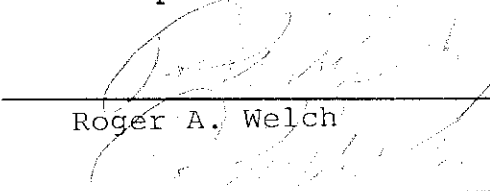
A majority of said Trustees or their successors in office, may sell, convey or mortgage said premises. Any party dealing with the above-described property may always rely without further inquiry on a certificate signed by any person claiming to be a Trustee or the secretary of said Trustees.

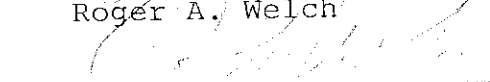
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Richard D. Upham, Edward P. Noel, G. Anthony Jones, Ronald Paulette and James R. Vigue as Trustees of Waterville Lodge No. 905, of the Benevolent and Protective Order of Elks of the United States, their successors and assigns, to them and their use and behoof forever.

AND GRANTOR DOES COVENANT with the said Grantees, their successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as provided below, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns will WARRANT and DEFEND the same to the said Grantees, their successors and assigns forever, against the lawful claims and demands of all persons, except that and provided, however, Grantor does not warrant against a possible right of way or easement across said parcel to land between said parcel and I-95 owned now or formerly by Stephen Flood.

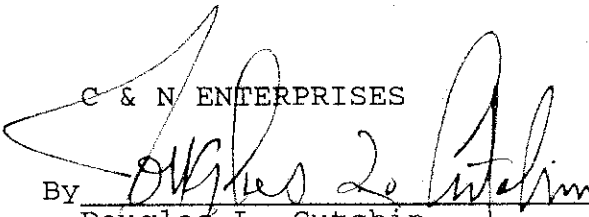
IN WITNESS WHEREOF, the said C & N ENTERPRISES has caused this instrument to be signed in its partnership name by Douglas L. Cutchin and Bradley B. Nelson, its sole partners thereunto duly authorized, this 15th day of April in the year one thousand nine hundred and eighty-eight.


Signed, Sealed and Delivered
in presence of


Roger A. Welch


Roger A. Welch

C & N ENTERPRISES

By 
Douglas L. Cutchin

By 
Bradley B. Nelson
Its Sole Partners

STATE OF MAINE
KENNEBEC, SS.

April 15, 1988

Then personally appeared the above named Douglas L. Cutchin and Bradley B. Nelson, Partners of said Grantor Partnership as aforesaid, and acknowledged the foregoing instrument to be the

free act and deed of each in their said capacity, and the free act and deed of said partnership.

Before me,



Attorney at Law - Notary Public
Roger A. Welch